







'Chayilmen'

The property known as 'CHAYILMEN' is a mixed farming property located approximately 24 kilometers southeast of Lock and 28km west of Rudall on the Eyre Peninsula. The property has been well managed with sound farming practices generally on a 3-year cropping rotation with the break crop being a medic pasture as well as a sheep breeding operation.

- Total land size of 1211ha (2,992.3 acres) *
- Arable area 999.6ha (2,470acres) *
- Average annual rainfall 330mm* (Murdinga weather station.)
- The property is well fenced into 11 main paddocks with the current proprietors having renewed approximately 25km of fencing in recent times.
- Water is supplied via an SA Water mains connection and delivered to all paddocks via either a 40mm or 32mm poly pipe which has been renewed in recent years.
- The land generally comprises sandy loam soils over clay with arable flats and treed sandy ridges
- Approximately 200ha of Delving has been completed in the last 12 months as well as a further 200ha in the past 3 years over 4 of the paddocks to allow for



For Sale by Expressions **Price**

of Interest

Property Residential

Type Property

9402 ID

Land Area 2,470.00 ac

Agent Details

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Office Details

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increased production.

- The property is improved with a neat 3-bedroom residence with garage.
- Other improvements to the property include an 80' x 40'* machinery shed, implement shed, super shed, 3 stand shearing shed, sheep yards and other sundry shedding.

Agents Comments - This property allows the intending purchaser to simply buy and operate. The property is well improved with a 3-bedroom home, good farm shedding as well being well set up with regard to the fencing and water infrastructure. Chayilmen has been well managed with a large portion having been delved over the last 3 years(400ha*). An outstanding opportunity for farm build up or investment and offers scale in a reliable farming district at an affordable level.

For Sale by Expressions of Interest

Inspections by appointment

Information Memorandum available upon request

* Denotes Approximate

RLA228106

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